

**City of Greensboro Planning Department  
Zoning Staff Report  
May 8, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** C  
**Location:** 819 Radar Road

**Applicant:** Arthur L. Samet  
**Owner:** Empire Building LLC, formerly Piedmont Corporate Park, LLC

**From:** CD-HI  
**To:** CD-HI

**Conditions:** 1) All uses allowed in LI district, plus metal fabrication, machining, sheet metal shops, and aircraft assembly.  
2) No vehicular access to Stage Coach Trail.

SITE INFORMATION	
<b>Maximum Developable Units</b>	N/A
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Timco Structures Center
<b>Acreage</b>	10.106
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat / gully adjacent to Radar Road <i>Vegetation:</i> Mature trees and brush <i>Other:</i> N/A
<b>Overlay Districts</b>	Airport Overlay District
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Industrial / Corporate Park
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Piedmont Triad International Airport	PTIA
<i>South</i>	Office Warehouse / Undeveloped	HI / RS-12
<i>East</i>	Undeveloped	RS-12
<i>West</i>	Office Warehouse	HI

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
2496	1996	This property was rezoned from CU-LI and RS-12 to conditional Heavy Industrial by the Zoning Commission in July 1996.
2434	1995	This property was part of a larger tract which was rezoned to Conditional Use – Light Industrial by the Zoning Commission in February 1995. There were no use limitations placed on the property as part of this rezoning. The condition prohibiting access to Stage Coach Trail was carried forth with this rezoning.
2125-1	1987	The western half of this property was annexed in 1987 and original zoning of Conditional Use – Industrial L was established by City Council in June with a prohibition of access to Stage Coach Trail.

<b>DIFFERENCES BETWEEN CD-HI (EXISTING) AND CD-HI (PROPOSED) ZONING DISTRICTS</b>
<b>CD-HI:</b> Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties. The current zoning limits use of the property to warehouse, office, machine and sheetmetal shop for maintenance and repair of aircraft parts.
<b>CD-HI:</b> The proposed use of the property expands uses of the property to all uses allowed in the Light Industrial District, plus metal fabrication, machining, sheet metal shops, and aircraft assembly.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Radar Road - Collector Street, Chimney Rock Road – Collector.
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	Chimney Rock Road ADT = 3,500.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	Yes, Site drains to Greensboro watershed WS III
<b>Floodplains</b>	N/A
<b>Streams</b>	Perennial stream located on site. Stream requires a 100' buffer on each side, measured from top of bank. Buffer must remain undisturbed with some exceptions. No BUA allowed in buffer.
<b>Other</b>	Maximum BUA allowed is 70% of site acreage (High Density option). All existing and proposed BUA must drain and be treated by a State approved BMP.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Economic Development Goal:* Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

*POLICY 7C:* Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

*POLICY 7C.1:* Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

*POLICY 7C.3:* Identify brownfield sites and underutilized/abandoned properties and buildings and expedite opportunities for development.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

*Industrial/Corporate Park:* This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** This property is within the 60 DNL Noise Contour as delineated on the Airport Area Plan Update endorsed by City Council on June 18, 2002 as a guide to future growth and development in the airport area. This Plan shows the subject property to be located in an area classified as Non-Residential. This is a broad category that includes both light and heavy industrial uses, offices, warehouses, service-oriented commercial activities and other types of development that are not noise sensitive.

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** This property was rezoned from Conditional Use – Light Industrial and RS-12 to conditional Heavy Industrial by the Zoning Commission in July 1996. Use of the property as a machine and sheet metal shop for aircraft parts required Heavy Industrial zoning. Since the property was adjacent to HI which extended down Radar Road to West Friendly Avenue, staff felt that this was a reasonable request, especially given the proximity of this site to the airport and the nature of the proposed use.

This proposal is consistent with the Industrial/Corporate Park land use classification on the Generalized Future Land Use Map of Connections 2025. This request meets several Comprehensive Plan policies as described above, especially Policy 7C.3 which encourages the use of the underutilized buildings to expedite opportunities for development.

**GDOT:** No additional comments.

**Water Resources:** An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in channel).

## STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.